

BUILDING SPECIFICATIONS

[APARTMENTS WITH TWO AND THREE BEDROOMS]

FOUNDATION AND STRUCTURE

- Foundation based on reinforced concrete footings calculated according to the geotechnical study and in accordance with current regulations.
- Reinforced concrete structure in compliance with current regulations, configured with pillars and floors.
- Ten-Year Structural Insurance Guarantee.

ROOFS AND TERRACES

- Flat, walkable roofs: sloped with lightweight mortar and waterproofing.
- Thermal insulation with 8 cm thick extruded polystyrene panels.

FACADE

- Exterior facade of 12 cm ceramic blocks, 4 cm sprayed polyurethane, 5 cm rock wool, and laminated plasterboard.
- Special printed single-layer mortar finish coating.

INTERIOR PARTITION WALLS

- Interior partition walls finished in plasterboard, perfectly plumb and ready for subsequent grouting and preparation for painting or tiling.

CARPENTRY

- Exterior aluminum carpentry with thermal break, hinged or sliding opening depending on the design, ensuring adequate insulation.
- Armored entrance door.
- Smooth interior doors with white lacquered MDF panels.
- Built-in wardrobes in all bedrooms, with sliding or hinged doors, depending on the design and the same color as the interior doors, lined using a modular system, with a shelf or shelf tray, drawers, and a hanging rail. Interior textile-effect finish.

FLOORING

- Interior flooring with premium porcelain tile and baseboards of the same material.
- Exterior flooring with premium porcelain tile.

INTERIOR FINISH

- High-quality white-body tiling in bathrooms.
- Smooth plastic paint throughout the home in white or similar.
- Continuous false ceiling in the home and removable ceilings below, with a smooth finish.

GLAZING

- Double glass with air cavity.

KITCHEN

- Wall and base kitchen wall units, white melamine combined with wood melamine.
- Extractor hood, induction hob, sink, and faucets. Included.

BATHROOM FITTINGS AND TAPS

- Floor-standing white porcelain toilets.
- Porcelain sinks on bathroom vanity units with mirrors.
- Wall-hung bathroom cabinets with two drawers in different finishes of the client's choice.
- High-quality single-lever faucets.

POOL

- Community pool, equipped with a filtration system, timer, underwater lights, and a shower in the common solarium areas.

ELECTRICAL INSTALLATIONS

- High-grade electrical installation, 9.2 kW.
- White Schindler New Unica/Simon or similar fixtures.
- Portholes and downlights throughout the home.
- TV sockets in the living room and all bedrooms, compliant with ICT-2 regulations.
- On the exterior façade: wall lights with lighting.

INSTALATIONS

- Pre-installation for air conditioning and heating via ducts with supply grilles.
- Domestic hot water production using renewable energy (aerothermal energy) using an air-to-water heat pump and storage system.

